

**3.6 Deputy D.J. Warr of St. Helier South of the Minister for Housing regarding the impact of the Right-Sizing Policy (OQ.23/2026):**

Will the Minister advise what evidence, if any, his department has collected to demonstrate the impact of the Right-Sizing Policy, published in May 2024, including how many Islanders have benefited from this policy since it was introduced, and if no such evidence has been collected, will he explain why?

**Deputy S.Y. Mézec of St. Helier South (The Minister for Housing):**

The Right-Sizing Policy has multiple different angles to it, and the policy document itself has performance indicators towards the end that show how the different aspects of it may be measured, but what I can tell the Deputy, we are aware of when it comes to providing new right-sizing homes there have been 36 right-sizing appropriate homes approved through the planning process and a further 14 pending, so that is 50 in total. I have no doubt that some of that has come about as a result of the heightened focus there has been on the subject because of that policy. I can confirm that Andium, Jersey Homes Trust and Le Vaux Housing Trust have developed their right-sizing policies, which I have supported with them and, since the policy was introduced, 81 households who were under-occupying social housing properties have now downsized.

**3.6.1 Deputy D.J. Warr:**

I thank the Minister for his answer. Does the Minister therefore consider it to be a success. I understand there are a number of issues around when an application is means-tested, giving up full home ownership. There are a number of criteria which limit the ability for people to right size. Does the Minister consider that the policy is correct? Are there any adjustments he can see going forward to improve on the policy?

**Deputy S.Y. Mézec:**

I am not sure what the Deputy was referring to when he referred to criteria there because, as I said, the policy focuses on this from multiple different angles. One thing that I think is probably going to help with the delivery of the right-sizing policy has been, as a result of the decision that the Assembly made in the recent Budget debate, thanks to an amendment from Deputy Coles, to introduce a right-sizing stamp duty incentive. I think that is going to help with the whole picture of this and hopefully lead to that benefiting more people.

**3.6.2 Deputy T.A. Coles of St. Helier South:**

The Minister just mentioned the stamp duty incentive. Obviously, the 2024 right-sizing policy was quite restricted by this. Does he now expect to see this policy be expanded to include a lower stamp duty rate for right-sizing?

**Deputy S.Y. Mézec:**

I wonder if the Deputy is referring to some kind of version 2 or addendum to the policy that takes into account that. I think that would clearly make sense. The Budget amendment that the Deputy lodged was approved, but the outcome from it has not been achieved yet because the amendment did give a timeline in order to do that, so it would make sense if we were to produce some addendum or version 2 of that right-sizing policy, that we align it with the introduction of that incentive when it comes about. But that does sound like a sensible idea.